

Elk Township Planning and Zoning Board Meeting

Regular Business Meeting September 18, 2013

Minutes

Call to Order: The Board Chairman called the meeting to order at 7:43pm.

Roll Call:

Present: Mayor Barbaro, David McCreery, Chuck Nicholson, Eugene Shoultz, Jeanne White, Frank Goss

Also present was the Board's Solicitor, Joan Adams.

Absent: Carter, McKeever, Spring, Tondo, Hughes

Open Public Meeting Act: read by the Board Secretary

Flag salute was lead by Chairman Nicholson

Announcements:

- Notice to Public and Applicants: Board policy is no new business will commence after 10:30 pm and all testimony will stop at 11:00 pm, except for individuals wishing to speak during the general public session.

General

- **Resolutions:** None
- **Approval of minutes:**
 - July 17, 2013

Mr. Shoultz moved to approve the minutes of July 17, 2013, Seconded by Mr. McCreery.

With all members in favor, *the motion was carried.*

- **Old Business:** None
- **New Business:**
 - Review of Planner's memo, Leah Bruder, and proposed Ordinance O9-2013, Amendments to Chapter 96, Restaurants with or without liquor service and retail package liquor stores

Mayor Barbaro summarized Township Committee is always looking for ways to reduce spending, control taxes and to attract commercial ratables to the township. The sale of a liquor license was an idea that was discussed this past summer and Committee has since asked for an ordinance to be prepared and reviewed by the Planning Board.

Township Planner, Leah Bruder, reviewed her memo dated August 22, 2013, for the planning board to make a recommendation as to the appropriate locations for establishments with liquor licenses as well as to ensure that appropriate zoning regulations were in place to permit such a use. Mrs. Bruder used a Zoning Map display board to illustrate what zone(s) would permit the use. Mrs. Bruder's recommendation is that retail distribution outlet(s) for alcoholic beverages (liquor store) be added to the list of permitted uses in the C-2 Commercial-Highway district and recommended the permitted

list of permitted uses in the C-2 Commercial-Highway district and recommended the permitted “restaurants and taverns” in the C-2 district be expanded to read “restaurants with or with out liquor service, and taverns.” In addition, Mrs. Bruder recommended revisions to the parking ordinance.

Discussion followed and Chairman Nicholson mentioned commercial areas were also approved as part of residential PUD’s (Planned Unit Developments-Latham Park and Silvergate) Mrs. Bruder will research what type of commercial uses were permitted as part of those approvals either by ordinance or as a condition of approval. The Township Solicitor had prepared an ordinance, 09-2013, addressing the ordinance changes discussed and were reviewed by the Planning Board.

Mrs. White moved to recommend to Township Committee proposed Ordinance 09-2013, which has been reviewed by the Planning Board along with the memo from Planner Leah Bruder dated August 22, 2013, and has found the proposed ordinance to be consistent with the goals and purposes of the Township’s Master Plan. Seconded by Mr. Goss.

Roll Call:

Voting in favor: Mayor Barbaro, Mr. McCreery, Mr. Nicholson, Mr. Shoultz, Mrs. White, Mr. Goss

Against: **Abstain:** **6-0-0**

➤ **General Public Portion:**

Mr. Shoultz moved to open the general public portion, seconded by Mr. McCreery. With all members in favor, the motion was carried.

Carolyn Sammons, 431 Union Street- Committeewoman Sammons thanked the board for reviewing the ordinance and recommending adoption by Committee.

Mr. Shoultz moved to close the general public portion, seconded by Mayor Barbaro. With all members in favor, the motion was carried.

➤ **Correspondence:** The board received and read into the record, a resignation letter from board member Richard Tondo, dated September 17, 2013.

➤ **Adjournment:**

Mrs. White moved to adjourn, Seconded by Mr. Goss. With all members in favor, the motion was carried.

Adjournment time: 8:17 pm

Respectfully submitted,



Anna Foley
Board Secretary